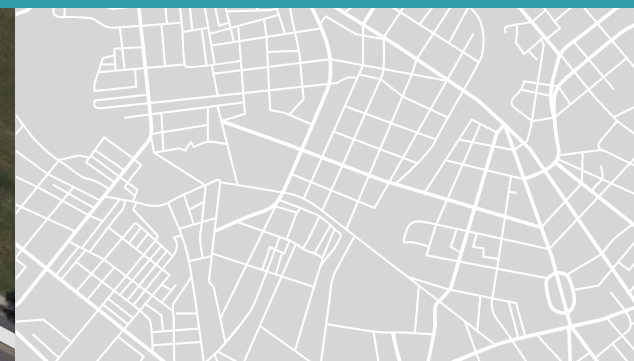
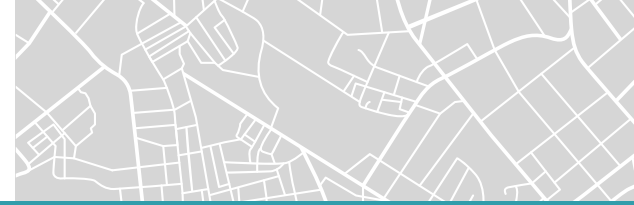
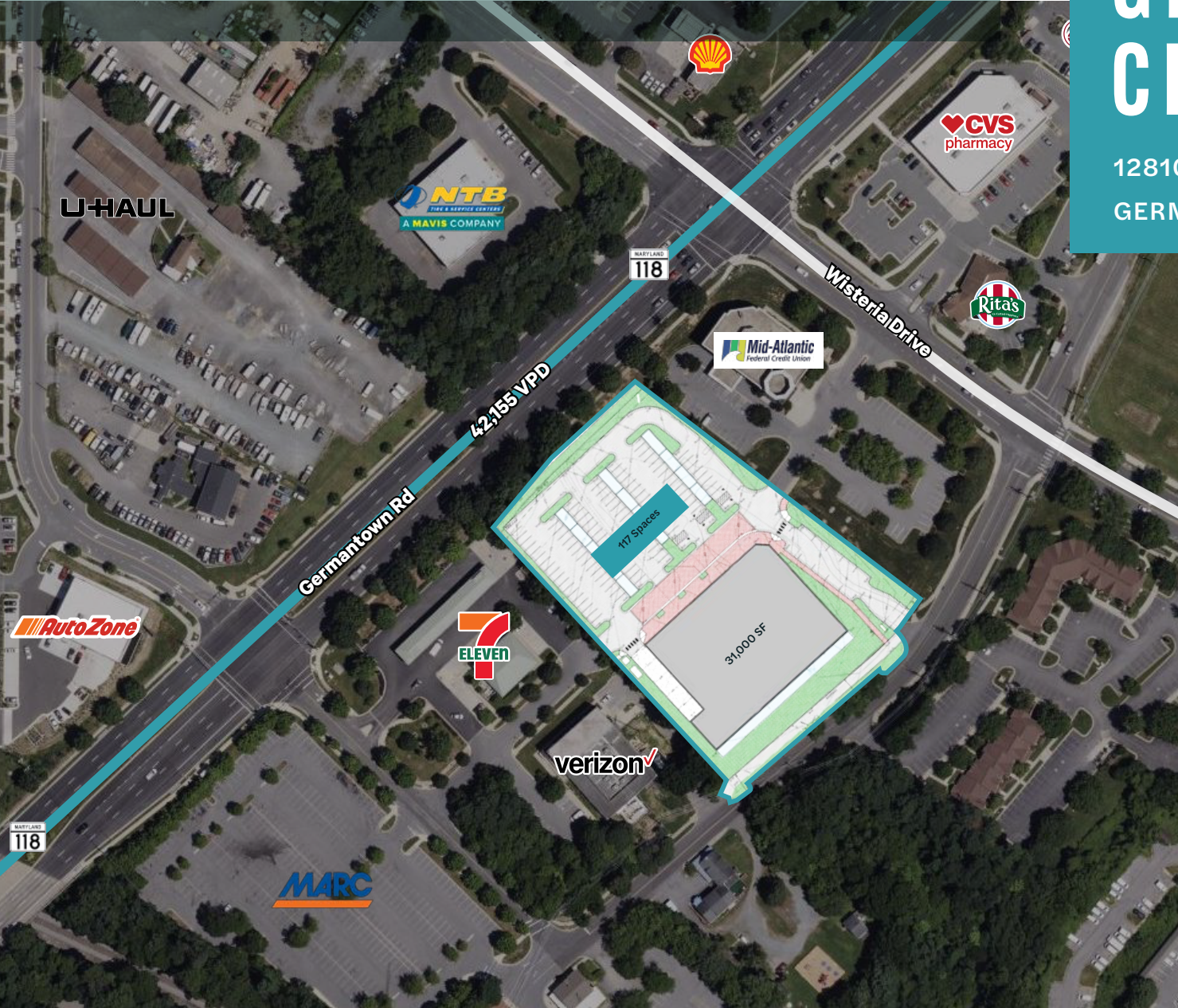


# 2.85 AC ENTITLED DEVELOPMENT PARCEL

FOR SALE | GERMANTOWN, MD

# GERMANTOWN CENTRAL

12810 WISTERIA DRIVE  
GERMANTOWN, MD



**CBRE**



# CONTENTS

01

EXECUTIVE  
SUMMARY

02

MARKET  
OVERVIEW

03

PROPERTY  
OVERVIEW

# EXECUTIVE SUMMARY

The property at 12810 Wisteria Drive in the heart of Germantown, Maryland offers a compelling opportunity for development. Spanning 2.85 Acres, the site is entitled for a 31,000 SF building with 117 surface parking spaces, making it well-suited for many uses.

Zoned CR-1.0 C-0.75 R-.75 H-.75, the parcel allows for a wide range of by-right uses that would easily fit within the already entitled footprint or with a simple site plan amendment, saving a buyer an immense amount of time and resources. The zoning supports a maximum floor area ratio (FAR) of 93,110 SF and a height limit of 75 feet, offering a great amount of flexibility for future expansion or mixed-use development.

Strategically located with excellent access to I-270, the property benefits from direct connectivity to key regional hubs including Rockville, Bethesda, and Washington, DC. It sits along highly trafficked Germantown Road (MD-118) (40,549 VPD), ensuring strong visibility and signage potential. The site enjoys full ingress and egress via shared service roads from Wisteria Drive and Bowman Mill Drive, enhancing accessibility for both customers and deliveries. Located adjacent to the site, the Germantown MARC commuter train station offers direct connections to Washington, DC and West Virginia, making Germantown Central a prime location for businesses looking to attract traffic from daily commuters.

With its entitlement certainty, prime location, flexible zoning, and proximity to established retail anchors, including Germantown Town Center, this property represents a high-potential investment for developers and retailers alike.



2.85  
ACRES



LOCATED ON  
HIGHLY TRAFICKED  
GERMANTOWN ROAD  
(40,549 VPD)



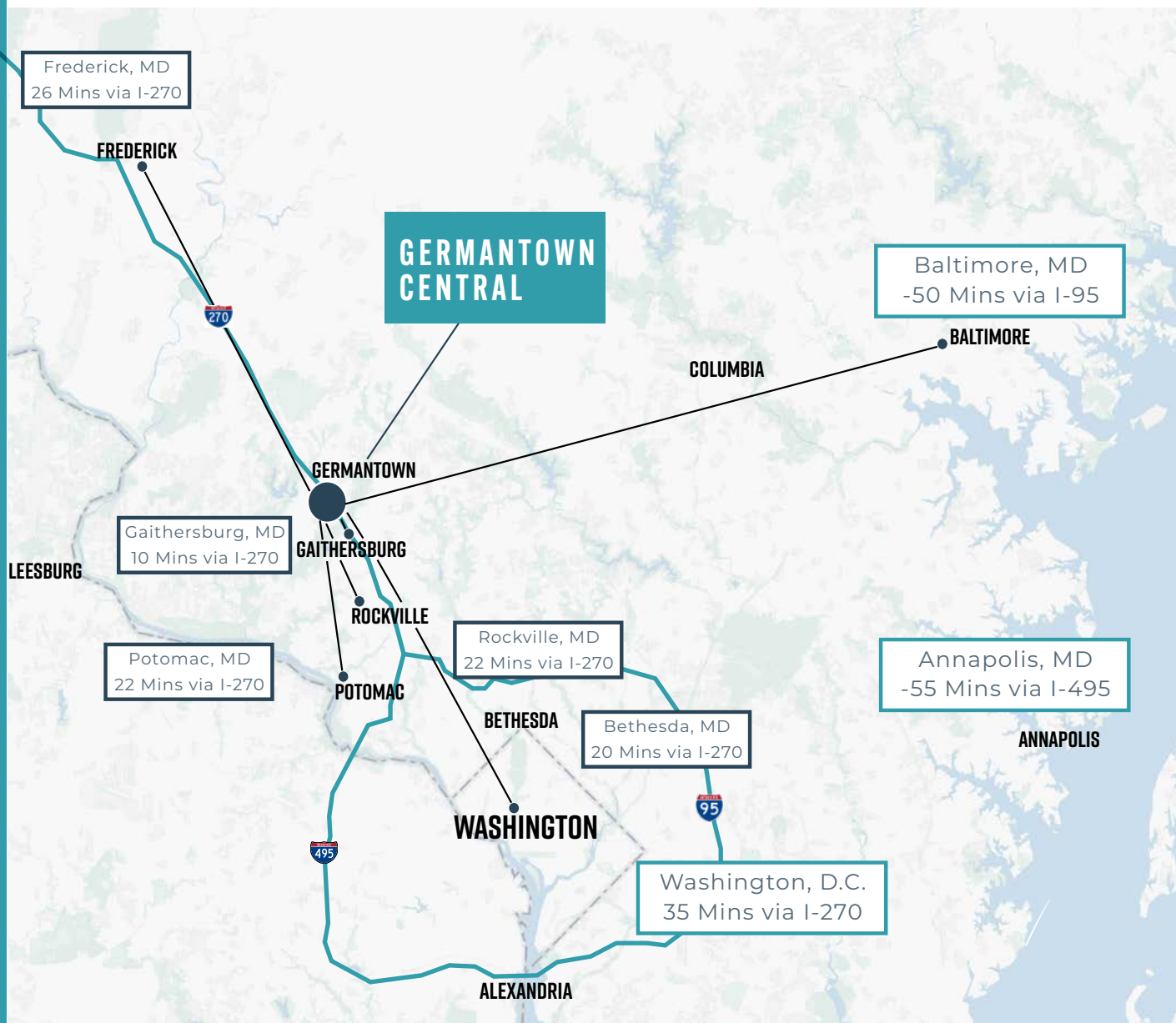
IMMEDIATE ACCESS TO  
I-270 (176,676 VPD)

## GERMANTOWN CENTRAL

ADDRESS 12810 Wisteria Drive, Germantown, MD 20874

LAND, AC 2.85 AC

# REGIONALLY CONNECTED



Germantown is a vibrant suburb in the Washington DC Metro region, situated in Montgomery County Maryland and along I-270 (119,661 VPD), Maryland's Life Sciences Corridor. A dense suburban market with more than 90k residents and a household income of \$114,342, Germantown is considered the third largest community in Maryland with the highest density in Montgomery County and one of the wealthiest counties in the country. Recent population growth is attributed to its central location along the Life Sciences corridor creating new demand for national retailers such as Wegmans, Top Golf, ULTA Beauty, Lidl, Golds Gym, and many more. With its wealth and dense population, Germantown residents enjoy spending disposable income on entertainment & recreation, dining out, and name brand & trendy apparel & accessories.

**3 | 5 | 10 | MILE RADIUS**

## POPULATION

**102,723 | 232,973 | 447,762**

## AVG. HH INCOME

**\$147,531 | \$154,519 | \$176,413**

## HOUSEHOLDS

**35,904 | 79,817 | 156,585**

# MARKET OVERVIEW



# THE OPPORTUNITY



## PROPERTY HIGHLIGHTS

- 2.85-acre site
- Entitled for a 31,000 SF building & 117 surface parking spaces
- Prime Germantown location with access to I-270
- Close to Germantown Town Center & major national retailers

## DEVELOPMENT POTENTIAL

- Max FAR: 93,110 SF
- Height Limit: 75 Feet
- Flexible zoning: CR-1.0 C-0.75 R-0.75 H-0.75



## By-Right

### Uses



#### Retail

Up to 50K SF Retail Services, Restaurant, Health Club, & more



#### Auto

Auto Dealerships, Auto Rental & more



#### Medical

Medical Offices, Hospital & more



#### Other

Hotels, Office, Schools, Daycare, Research & Development & more

\*DISCLAIMER: Reliance on the provided zoning use information is at your own risk. The provider of this disclaimer shall not be liable for any errors, omissions, inaccuracies, or damage arising from the use or interpretation of the information provided.

# SITE PLAN



# GERMANTOWN CENTRAL



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